



CITY OF LOMPOC

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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

July 20, 1995

Gary Collord
State Department of Housing and Community Development
1800 Third Street, Room 430
Post Office Box 952053
Sacramento, CA 94252-2053

Dear Mr. Collord:

The City of Lompoc is pleased to submit its 1994 Housing Element Progress Report as required by Government Code § 65400 (b). The City remains committed to addressing the housing needs of all its residents and satisfying the legal obligations associated with our regional fair share housing allocation.

We look forward to continuing our positive working relationship with the Department of Housing and Community Development to address Lompoc's housing needs. If you have any questions about the enclosed report, please contact me at extension 273.

Sincerely,

Winston Rhodes

Winston Rhodes
Associate Planner

Enclosure: *Annual Housing Element Progress Report For 1994*

c: Arleen Pelster, City Planner

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City of Lompoc
Annual Housing Element Progress Report
For 1994



Prepared: July 1995

Background

Government Code Section 65400 (b) requires the preparation of an annual progress report for consideration by the City Council on the implementation of the *Housing Element*. This code section also requires that copies of this report be forwarded to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD). This annual report provides an assessment of the City's progress towards implementation of its *Housing Element*. The *Housing Element* was adopted in December 1992 and includes a target regional fair share housing allocation for the 1990-1997 timeframe. In 1993, the State Legislature extended the planning period for the City's Housing Element by two years to 1999. This report includes a summary of the City's progress in achieving its share of the Regional Housing Need as established by the Santa Barbara County of Governments (SBCAG) *Regional Housing Needs Plan* (RHNP) in March 1992. However because of the State's action, the timeframe used to evaluate this progress is now 1990-1999. The report also includes a summary of the City's Housing Element progress on its implementation schedule and targets for the development, rehabilitation, and conservation of affordable housing units. There is also a discussion of major specific actions taken by the City or in partnership with other entities during 1994 which supported goals and policies of the Housing Element.

Regional Housing Need Progress

Government Code Section 65584(a) requires that an appropriate council of governments determine the share of the regional housing need for each city or county. Regional housing needs for the City of Lompoc are determined by SBCAG. The City's share of the regional need is 1,736 new dwelling units as set forth in the RHNP adopted by SBCAG. The City incorporated the RHNP projections in the 1992 *Housing Element*. The City's share represents an average of approximately 15 newly constructed units per month or 174 units per year between 1990 and 1999.

Table 1 provides the housing need projections, classified by income level, for the City as identified in the RHNP. The greatest projected needs (65 percent) are in the above moderate-income and very low-income housing price ranges.

Table 1
Lompoc Housing Need Projection By Income Group
1990 - 1999

Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
1,736 (100%)	475 (27%)	249 (14%)	347 (20%)	665 (38%)

Table 4
City's Progress In Achieving Its Share
Of Projected Regional Housing Needs

Income Group Affordability	Units Needed	Units Added			Remaining Need 1995 - 1999
		1990 - 1993	1994	Total for 1990 - 1994	
Very Low	475	2	0	2	473
Low	249	68	15	83	166
Moderate	347	286	61	347	0
Above Moderate	665	47	9	56	609
Total	1,736	403	85	488	1,248

Table 5 shows the City's housing affordability distribution progress since 1990 in relation to the planned distribution specified in the *Housing Element*. Approximately 17 percent of the new housing units built between 1990 and 1994 within the City were affordable to low-income households. This closely approximates the planned new housing affordability distribution, specified in the RHNP and *Housing Element*. More than 70 percent of the units built since 1990 were affordable to households earning moderate incomes. While the supply of moderately-priced housing has led to a shortfall in the planned supply of very low and above moderate housing, it has created a large selection of new housing priced between \$125,000 and \$200,000.

Table 5
City's Housing Affordability Distribution Progress

Income Group Affordability	New Housing Affordability Distribution		Planned Distribution 1990 - 1999
	1994	1990 - 1994	
Very Low	0%	0%	27%
Low	18%	17%	14%
Moderate	72%	71%	20%
Above Moderate	10%	11%	38%
Total	100%	100%	100%

Affordable Housing Development Progress

During 1994 the City took steps to expand affordable housing opportunities for homeowners and special needs groups. The City disbursed approximately \$915,000 in Home Investment Partnership Act (HOME) funds to assist 53 low-income households purchase their first homes. The City reapplied to HCD for \$1,000,000 in additional HOME funds during 1994 to create additional first-

Programs and provides substance abuse counseling and transitional housing (up to six months) for young pregnant women and new mothers. The facility includes five bedrooms and three bathrooms with on-site counseling and childcare for up to 10 residents. The facility served approximately twenty individuals during 1994.

Assisted Housing Conservation Progress

The City's assisted housing conservation objective as set forth within the *Housing Element* is 126 units. These assisted affordable housing units are currently protected by affordability controls until at least 1996 when controls will expire for 41 of these units. No opportunities to extend affordability controls occurred in 1994.

Other Housing Activities

Fair Housing

During fiscal year 1993-94 the City allocated approximately \$10,000 in CDBG funds to Legal Aid for fair housing education workshops, mediation of tenant-landlord disputes for low-income and very low-income persons, litigation of housing discrimination cases for low-income clients, and identification of impediments to fair-housing in Lompoc.

Homelessness Prevention

During fiscal year 1993-94 the City allocated \$52,500 in CDBG funds to non-profit organizations within Lompoc who provide services which prevent homelessness. The City allocated \$22,000 to the Lompoc Food Pantry and the Foodbank of Santa Barbara County for collection and distribution of food for low-income Lompoc residents. These two groups assisted thousands of unduplicated low-income individuals in Lompoc during 1994, including approximately 300 homeless residents. The City allocated approximately \$19,000 to Catholic Charities for emergency housing assistance and general social services for low-income and very low-income Lompoc residents. Services provided by Catholic Charities included provision of vouchers for temporary housing in local motels, rental assistance, emergency utility payments, needs assessments, and referrals for counseling. The City also allocated \$11,500 to Shelter Services for Women (SSW). SSW operates a three-bedroom shelter in Lompoc with a capacity of 12. The shelter provides safe and confidential emergency housing for battered women and their children for up to 30 days. SSW provided shelter to approximately 200 low-income and very low-income Lompoc residents during 1994.

Water Conservation

During 1994 the City provided the funding necessary to retrofit approximately 500 housing units with water conserving plumbing fixtures to reduce overall usage and lower utility costs. The majority of these units (60 percent) were apartments located at the Laurel Springs and Ravenswood developments.

Housing Element Implementation Schedule Progress

Table 5 describes the status of *Housing Element* implementation measures (see Appendix for complete implementation measure text). Implementation of some scheduled *Housing Element*

Table 5
1994 Housing Element Implementation Schedule Progress

Priority	Measure	Housing Element Time Frame	Status
I - A	9. Regional consortia for HOME Funds	1994	Completed
I - B	4. Mobilehome Park Resident Ownership Funds	Ongoing 1994 - 1999	Currently exploring financing options
I - C	3. Lower-income Homeownership (HOPE) Funds	Ongoing 1994 - 1999	Waiting for notice of funding availability
I - D	21. Utilize State and Federal Low Income Housing Tax Credits	Ongoing 1994 - 1999	Secured for Casa Serena project
I - E	8. Amend Zoning Ordinance per State Density Bonus Law	1996	Scheduled for 1996
I - F	17. Owner-occupied Rehabilitation Funds	Ongoing 1994 - 1999	Waiting for notice of funding availability
I - G	1d. Renter-occupied Rehabilitation Funds	Ongoing 1994 - 1999	Waiting for notice of funding availability
I - H	13. Monitor Assisted Housing (Required)	Ongoing 1994 - 1999	Completed for 1994
I - I	1b. Family Demonstration Housing Funds	Ongoing 1994 - 1999	Waiting for notice of funding availability
I - J	1a. Rental Housing Construction Funds	Ongoing 1994 - 1999	Waiting for notice of funding availability
I - K	7a. Rental Property Rehabilitation Funds	Ongoing 1994 - 1999	No eligible projects in 1994
I - L	22. Article 34 Ballot Measure	1996	Action deferred until 1996 to maximize success
I - M	27. Assisted Housing Protection Program	Ongoing 1994 - 1999	Action taken to protect assisted units at Laurel Springs. No opportunities to protect or expand supply in 1994.
II - A	16. Prepare Annual Progress Report (Required)	Ongoing 1994 - 1999	Completed for 1994
II - B	15. Redevelopment Area Expansion	Ongoing 1994 - 1999	Action initiated at the GPAC, insufficient support at this time
II - C	2. Amend Zoning Ordinance for Emergency Housing	1996	Scheduled for 1996
II - D	7b. Pursue Rental Housing Subsidies	Ongoing 1994 - 1999	Working on with Housing Authority
II - E	11. Evaluate Development Review Process	Ongoing 1994 - 1999	City reorganization merged primary development review responsibilities into one department
III	3. Elderly and Disabled Housing Funds	Ongoing 1994 - 1999	No eligible projects in 1994
III	5. Homelessness Prevention Funds	Ongoing 1994 - 1999	No eligible projects in 1994
III	6. Rental Housing Assistance to Homeless Funds	Ongoing 1994 - 1997	No eligible projects in 1994
III	1c. Senior Shared Housing Funds	Ongoing 1994 - 1997	No funds available in 1994
III	10. Collect Reverse Equity Mortgage Information	1996	Scheduled for 1996

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IMPLEMENTATION MEASURES

The following measures constitute a five-year program schedule of actions (1992 - 1997) to implement the policies and objectives set forth within this element. An implementation schedule is included to provide specific information regarding the implementation of the measures listed.

Measure 1 The City shall work with the Lompoc Housing Assistance Corporation or other nonprofit organizations and individuals to obtain funding, when available, from the following State programs:

a. Rental Housing Construction Program (RHCP) for the construction of rental units affordable to low- income households. [Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.8, 1.11, 1.17, 1.20, 1.23, 1.26, 3.1, 4.1, 4.3]

b. Family Housing Demonstration Program (FHDP) for the development of affordable rental or cooperative housing that provides on-site support services. [Policies 1.1 - 1.3, 1.5, 1.6, 1.8, 1.11, 1.17, 1.18, 1.20, 1.23, 4.1, 4.3]

c. Senior Citizens Shared Housing Program (SCSHP) to assist senior citizens to obtain affordable housing. [Policies 1.5 and 1.8]

d. California Housing Rehabilitation Program - Rental Component (CHRP-R) for the rehabilitation or acquisition and rehabilitation of substandard low- income rental housing. [Policies 1.26, 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]

Measure 2 The City shall amend the Zoning Ordinance to allow emergency shelters in low (R-1), medium (R-2), and high (R-3) density residential zones. Facilities with six or fewer residents shall be allowed as permitted uses in all three residential zones. Facilities providing shelter for seven or more residents shall be permitted in medium (R-2) and high (R-3) density residential zones subject to a conditional use permit. Except to the extent the City is pre-empted by State law, homeless facilities shall be permitted, subject to a conditional use permit, in low (R-1), medium (R-2), and high (R-3) density residential zones. [Policies 1.1, 1.3, 1.5, and 1.8]

Measure 3 The City shall work in cooperation with the Lompoc Housing Assistance Corporation or other nonprofit organizations to obtain funding from the following HUD programs:

a. Section 202 and Section 811 programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities. [Policies 1.1, 1.3, 1.5, 1.8, 1.20, 1.21, 1.26, and 2.1]

b. Homeownership For People Everywhere (HOPE) Program to expand homeownership opportunities for lower-income families and individuals. [Policies 1.3, 1.5, 1.8, 1.18, 1.19, 1.23, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1]

- Measure 13 The City shall research previously-approved assisted-housing units to determine compliance with assisted-housing requirements. Conditions of approval shall be placed on future assisted-housing projects requiring applicants to supply periodic compliance reports. [Policy 1.16]
- Measure 14 The City shall work in cooperation with local nonprofit corporations to obtain California Self-Help Housing Program (CSHHP) funds (when available) to assist low- and moderate-income families build and rehabilitate their homes with their own labor. [Policies 1.17, 1.19, 2.1, 2.5, 3.4, and 4.2]
- Measure 15 The City and the Lompoc Redevelopment Agency shall expand its redevelopment area to include residential areas in need of repair and replacement. [Policies 1.20, 1.23, 2.1, 3.4, and 3.5]
- Measure 16 The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies. [Policy 1.25]
- Measure 17 The City shall continue to pursue and loan California Housing Rehabilitation Program-Owner Component (CHRP-O) funds (when available) for the rehabilitation of homes owned and occupied by lower-income households. [Policies 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]
- Measure 18 The City shall adopt a voluntary residential energy audit/retrofit program in order to increase energy efficiency of existing residences. (Cross Reference: Energy) [Policy 4.1]
- Measure 19 The City shall establish a program using financial incentives to encourage the replacement of energy-inefficient equipment (e.g., appliances and lighting). (Cross Reference: Energy) [Policy 4.2]
- Measure 20 The City shall amend the Subdivision Ordinance to include design considerations which protect solar exposure. (Cross Reference: Energy) [Policy 4.3]
- Measure 21 The City shall encourage and support the Lompoc Housing Assistance Corporation or other nonprofit corporation's utilization of state and federal tax credit programs for very-low and low-income housing projects within the City. [Policies 1.1, 1.2, 1.3, 1.5, 1.26]
- Measure 22 The City shall consider and research a ballot measure to expand the allowable number of housing units which can be constructed under the provisions of Article 34 of the California Constitution within the community. [Policies 1.1, 1.2, 1.3, 1.5, 1.26]

